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ANNUAL ACTION PLAN

July 1, 2012 - June 30, 2013

FY 13

Executive Summary

The Annual Action plan is derived from the Sustainable Northampton Comprehensive Plan, the HUD Five Year Consolidated Plan, All Roads Lead Home - the Pioneer Valley 10 Year Plan to End Homelessness, the Northampton Housing Needs Assessment and Strategic Plan and the citizen participation process.

The primary goals are:

- Support the basic needs of individuals and families with low and moderate household incomes
- Create new housing for a range of income levels
- Preserve and sustain existing affordable housing
- Work to end homelessness
- Encourage self-sufficiency and empowerment of people with low incomes
- Facilitate economic opportunity to obtain self-sufficiency and financial independence

Objective Addressed	Action
Assisting homeless persons obtain affordable housing	CDBG support for the Inter-Faith Cot Shelter, the Grove Street Inn
Assisting persons at risk of homelessness	CDBG support for SRO Outreach, Manna Soup Kitchen, First Call for Help, Survival Center, Mass. Fair Housing Center, Community Legal Aid
Retaining the affordable housing stock	CDBG support for COA Home Repair Program, New South Street Apartments
Increasing availability of affordable permanent housing	Support for moving Habitat, VCDC and Housing Authority projects forward
Providing affordable housing accessible to job opportunities	CPA support for New South Street Apts.
Improving the safety and livability of neighborhoods	CDBG support for the COA Home Repair Program and public infrastructure when funding allows.
Eliminating blighting influences and deterioration of properties and facilities	CDBG support for Home Repair Program, James House and Fairgrounds projects
Increasing access to quality public and private facilities	CDBG support for Forbes Library and public housing when funding allows
Reducing isolation of income groups	Support housing development projects

through housing de-concentration	when proposed in City
Restoring and preserving special properties	CDBG support for Fairgrounds redevelopment and James House Learning Center
Conserving energy resources	CDBG support for James House renovation
Creating and retaining jobs	CDBG support for Valley CDC Micro-Business Assistance Program
Expanding micro businesses	CDBG support for Valley CDC Micro-Business Assistance Program
Provision of public services concerned with employment	CDBG support for Literacy Project, Center for New Americans, James House Learning Center, Valley CDC Business Assistance Program, Grove Street Inn, Casa Latina
Availability of mortgage financing using non-discriminatory lending practices	CDBG support for Mass. Fair Housing Center & Valley CDC Homeownership Center
Access to capital and credit for economic development and asset building	CDBG support for Valley CDC Business Assistance Center, Homeownership Center, Literacy Project, Center for New Americans

FY13 CDBG Budget Allocations:

<u>Public Facilities</u>	<u>\$ 399,165</u>
Senior Center Debt	319,861
James House	64,659
Grace House	6,000
Senior Center Landscaping	8,645
<u>Housing</u>	<u>\$ 176,000</u>
First Time Homebuyer	26,000
Home Repair	20,000
New South Street	130,000
<u>Slums and Blight</u>	
Fairgrounds Redevelopment	\$ 62,029
<u>Economic Development</u>	
Micro-Business Program	\$10,000
<u>Public Services</u>	<u>\$ 91,872</u>
15% Award	88,260
Carry-Over	3,612
Administration	\$ 117,680
Total CDBG Budget	\$ 856,746

CDBG PROGRAM YEAR 29 ACTIVITY SUMMARY

On or about July 1, 2012 the City of Northampton will receive Community Development Block Grant (CDBG) funds in the amount of \$588,403 from the United States Department of Housing & Urban Development (HUD). This reflects a 14% decrease from last year's award and 16.5% from the year before.

Pursuant to HUD regulations, activities must meet one of the following CDBG national objectives: (1) activities benefiting persons of low and moderate income; (2) activities aiding in the elimination of slums and blight; or (3) address an urgent community need. The following outlines activities and/or programs to be funded by the CDBG program beginning July 1, 2012.

Housing Activities	\$ 176,000
Provide the following housing activities designed to address health, safety and building code issues, stabilize the City's housing stock, ensure decent, safe and affordable housing and provide homeownership assistance for the City's low and moderate income residents.	

<i>Council on Aging Elder Home Repair Program</i>	\$ 20,000
Home repair program providing grants and loans to income eligible homeowners 60 years of age or older.	

<i>Valley CDC Homeownership Assistance Center</i>	\$ 26,000
Homebuyer assistance program which provides direct referrals to HOME-funded down payment assistance programs and/or HOME-funded units for low and moderate-income households pursuing homeownership.	

<i>New South Street Apartments Property Improvements</i>	\$ 130,000
In exchange for 25 years of additional housing affordability on 18 rental housing units, CDBG funds will be used for building improvements to roof, gutters, heating systems and exterior façade repairs.	

Public Infrastructure Improvements	\$ 0
Provide public infrastructure improvements within CDBG eligible areas with the goal of providing a suitable living environment for low / moderate income households. If project or program income funds become available, funding will be provided for eligible sidewalk and accessibility improvements.	

Public Facilities and Access	\$399,165
Develop and improve public facilities within CDBG eligible areas and facilities that serve the City's low/moderate income residents with the goal of ensuring citizens have access to and use of adequate public facilities. Undertake access improvements ensuring persons with physical disabilities have adequate access to public facilities and services.	

<i>Northampton Senior Center Debt Service</i>	\$ 319,861
Payment of debt service obligations for the construction of a full service senior center at 67 Conz Street in Northampton.	
<i>Senior Center Landscaping</i>	\$ 8,645

<i>Grace House Kitchen Improvements</i>	\$ 6,000
Improvements to the kitchen at Grace House (formerly Jessie's House), a program for women in recovery and their children, administered by the Center for Human Development, property owned by the Northampton Housing Authority.	

<i>James House Renovations</i>	\$ 64,659
Physical improvements to the James House, a municipally owned Building being converted to a community learning center serving residents with low incomes.	

Economic Development Activities	\$ 10,000
Economic development activities that promote job creation and retention within Northampton, and which promote the development of micro-business Enterprises; principally targeted to benefit the City's low and moderate-income residents.	

<i>Valley CDC Micro-Business Assistance Program</i>	\$ 10,000
Provision of funding to the Valley Community Development Corporation for the creation and presentation of workshops to assist micro-enterprises.	

Public Services	\$ 91,872
Provide funding for public services targeted to the City's low and moderate income population through community based non-profit agencies and organizations. Public services to be funded this year include the following:	

<i>Casa Latina / Bridges for Latinos</i>	\$ 8,600
Outreach, education, advocacy, case management and linkage to literacy programs for low and moderate income Latino households in Northampton.	

<i>Center for Human Development/ Big Brothers & Big Sisters Mentoring Program</i>	\$ 3,440
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A mentoring program targeted to students ages 6-16 and families at the Ryan Road School, the Jackson Street School and JFK Middle School in partnership with the Northampton School Department.

Center for Human Development / SRO Outreach Program **\$ 13,772**

Services for the residents of the City's single room occupancy (SRO) housing which include outreach, advocacy, a food pantry and community service referrals.

Center for New Americans / Skills & Job Assistance **\$ 8,365**

Support for programs in computer skills, employment coaching and family literacy skills for immigrant and refugee populations.

MA Fair Housing Center / Fair Housing Program **\$ 2,150**

Legal assistance and advocacy to victims of housing discrimination; education to landlords, tenants, and residents seeking housing that focus on fair housing laws and fair lending practices.

ServiceNet / Grove Street Inn **\$ 14,620**

Operating funds for the City's year-round 20 bed emergency shelter for adult men and women.

ServiceNet / Hampshire County Interfaith Cot Shelter **\$ 12,900**

Operating funds for the Hampshire Interfaith Cot Shelter, which provides food and emergency shelter during the coldest months of the year, November-April.

MANNA / Soup Kitchen **\$ 2,150**

The MANNA soup kitchen provides meals three times per week, 52 weeks a year, including Thanksgiving and Christmas. Operates out of Edwards and St. John's Episcopal churches.

Community Action / Generation Q **\$ 2,580**

Provision of weekly support, fellowship, and education for GLBTQQ youth and their allies.

Community Action Resource Center **\$ 2,580**

Free, confidential information and referral services connecting clients with state, local and private social service resources and programs.

Survival Center / Emergency Food Pantry **\$ 10,320**

Food supplies for Northampton's largest emergency food pantry which serves the City's low-income residents, as well as school children during the summer.

The Literacy Project / Passport to Success **\$ 7,740**

Support for adult basic education students to develop academic, job and life skills needed to complete their GED's and transition to post-GED employment and/or higher education.

Community Legal Aid / Homelessness Prevention Project

\$ 2,655

Assist households with eviction prevention and tenancy stabilization to avoid homelessness.

Planning and Administration	\$ 117,680
Resources utilized for administrative and project planning activities in the Community and Economic Development Office in its mission to provide community and economic development activities and administration of the Community Development Block Grant Program.	

Priority Housing Needs/Objectives/Activities

Activities Planned for this year indicated in [blue](#).

Priorities correspond with needs identified in Consolidated Plan.

Need/Priority Level	Strategy/Program	Objective	Outcome	Number to be served
Homelessness Prevention High Priority	Create a family outreach and support program for court involved households	Assisting persons at-risk of becoming homeless	Sustainability of Decent Housing Administered by Community Legal Aid/Community Action. (CDBG, ESG)	50 EL 50 LI
	Advocate for continued funding for the Tenancy Preservation Program	Assisting persons at-risk of becoming homeless	Sustainability of Decent Housing Supported funding application to DHCD. (ESG)	60 EL 20 LI
	Continue to support the SRO Outreach Program	Assisting persons at-risk of becoming homeless	Sustainability of Decent Housing CDBG support on-going.	200 EL 50 LI
	Collaborate with Highland Valley Elder Services to identify frail elders living alone	Assisting persons at-risk of becoming homeless	Sustainability of Decent Housing On-going through the Center for Human	15 EL 10 LI

			Development/SRO	
	Support self-sufficiency, life skills attainment programs	Assisting persons at-risk of becoming homeless	Sustainability of Decent Housing CDBG support for public services programs/SRO Outreach	200 EL 75 LI
Provision of Emergency Shelter High Priority	Continue to support staff capacity for emergency shelter system	Assisting homeless persons obtain affordable housing	Availability/ Affordability On-going (CDBG, ESG)	250 EL
	Improve the physical environment and energy efficiency at the Grove Street Inn	Assisting homeless persons obtain affordable housing	Availability/ Affordability Private funding for exterior painting, porch repair secured. Work 2012.	100 EL
Provide rapid re-housing services High Priority	Facilitate coordinated case management to re-house those who lose their housing	Assisting homeless persons obtain affordable housing	Availability/ Affordability On-going through local, regional network committees/REACH	35 EL 15 LI
	Identify housing resources to use for rapid re-housing efforts	Assisting homeless persons obtain affordable housing	Availability/ Affordability On-going through local, regional network committees/REACH	35 EL 15 LI
	Support self-sufficiency, life skills attainment programs	Assisting homeless persons obtain affordable housing	Availability/ Affordability On-going support to emergency shelters drop-in Center, SMOC	40EL
Preservation of Affordable Housing High Priority	Capitalize the Affordable Housing Trust	Retention of the affordable housing stock	Sustainability of decent, affordable housing Monitor CPC legislation revisions for application/ August 2012	10EL
	Monitor and intervene as needed to maintain Subsidized Housing Inventory units	Retention of the affordable housing stock	Sustainability of decent, affordable housing On-going. Dialogue with Leeds Village	21 units

			Apartment owner/Mass Housing.	
	Re-establish a Housing Rehabilitation Program	Retention of the affordable housing stock, energy efficiency, housing quality	Sustainability of decent, affordable housing Identify funding. Hilltown CDC willing to administer.	0 units
	Sustain and improve existing Single Room Occupancy Units	Retention of the affordable housing stock	Sustainability of decent, affordable housing Facilitate reuse of Shaw's Motel parcel. Monitor 129 Pleasant.	0 units
	Support landlords who are providing market rate affordable units	Retention of the affordable housing stock	Sustainability of decent, affordable housing Housing Action Plan. Hold workshop.	
	Provide assistance for rehabilitation activities/preserve stock	Retention of the affordable housing stock	Sustainability of decent, affordable housing CDBG funding for rehabilitation work/ New South Street apts. COA Home repair.	18 units / improved and term of affordability restriction increased.
Impact Affordability of Rental Housing High Priority	Support Northampton Housing Authority (local) and HAP Housing (regional) rental assistance programs	Increase utilization of Section 8 rental subsidies in Northampton	Improved availability / affordability Support housing stabilization activities for success. CDBG, ESG	35 New VASH vouchers. Total 230.
	Establish Task Force to increase exceptions rents and reconfigure the regional Standard Metropolitan Statistical Area (Federal Congressional action required)	Increase utilization of Section 8 rental subsidies in Northampton	Improved availability/ affordability Continue dialogue with NHA and providers. No action taken to date.	Est. new SMSA for Northampton
	Advocate for increased funding for the Massachusetts	Increase availability of rental subsidies	Improved availability/ affordability Increased in State	New vouchers for EL

	Rental Voucher Program		budget for this year. Continue to monitor/advocate.	
	Facilitate complete utilization of RAFT, ESG, & local funds for housing placement activities (first, last month's and security deposits)	Increase opportunities for accessing/obtaining affordable housing	Improved availability/affordability FOH funds for ServiceNet distribution. Pursue private funding, churches.	0 EL households
Production of Rental Housing for Individuals. High Priority	Identify suitable municipal land and make available for housing	Increase availability of affordable permanent housing	New availability/a suitable living environment Search continues/Garfield Verona parcel; final Habitat duplex 2012-13	1 new project scheduled Habitat
	Pursue tax title property for affordable housing	Increase availability of affordable permanent housing	New availability/a suitable living environment Will continue to monitor	None identified for LM
	Convert existing housing to affordable housing	Increase availability of affordable permanent housing	New availability/a suitable living environment/ Sustainability Looking at surplusd Smith College, church and Clarke School for the Deaf properties	0 units for EL and LI
	Promote Infill development	Increasing the availability of affordable permanent housing	New availability/a suitable living environment/ Sustainability Work with Planning Department to identify developers/projects.	0 units proposed at this time. Potential with reuse of Shaw's Motel parcel.
	Identify and implement Housing First, Safe Haven projects	Increasing the availability of affordable permanent housing	New availability/a suitable living environment Just completed Maple Ave. Will pursue Safe Havens next	No project identified at this time.
	Examine adaptive reuse and mixed use	Increasing the availability of	New availability/a suitable living	No project identified at

	possibilities for affordable housing	affordable permanent housing	environment Investigating Shaw's Motel parcel.	this time.
	Examine, identify and implement enhanced SRO projects	Increasing the availability of affordable permanent housing	New availability/ a suitable living environment Will continue to pursue.	No project identified at this time.
Production of Rental Housing for Families High Priority	Examine locations and designs to accommodate smaller households/ cottage style, accessory apartments	Increasing the availability of suitably sized affordable housing	New availability/ a suitable living environment Next phase of housing at State Hospital/ bungalows for moderate income households.	Village Hill project breaking ground, spring 2012. 23 bungalows.
	Convert existing housing to affordable housing	Utilize existing stock	New availability/ a suitable living environment Will continue to pursue.	No project identified at this time.
	Promote Infill development for smaller households	Protect undeveloped areas	New availability/ a suitable living environment Will continue to pursue.	No project identified at this time.
	Identify suitable municipal parcels for development	City surplus properties, issue RFP. Discount price to keep developer costs down.	New availability/ a suitable living environment Will monitor school, water dept. surplus	No properties available at this time.
Affordable Homeownership Opportunities Medium Priority	Continue to fund and support the First Time Homebuyer Program	Increasing the availability of affordable housing for ownership	A suitable living environment and economic opportunity/ CDBG funded / added direct financial assistance	45 LM households served / 2-3 down payment assistance grants
	Support area foreclosure prevention programs/efforts	Increasing the availability of affordable housing for ownership	A suitable living environment and economic opportunity/ neighborhood and economic stabilization Support of Valley	25 LI households served

			CDC and HAP	
	Support post-purchase counseling; budgeting and financial literacy programs	Increasing the availability of affordable housing for ownership	A suitable living environment and economic opportunity/ neighborhood and economic stabilization Support of Valley CDC and HAP	60 LI households served
	Continue to fund and support Fair Lending and anti-discrimination practices and programs	Increasing the availability of affordable housing for ownership	A suitable living environment and economic opportunity/ neighborhood and economic stabilization CDBG funded for annual work scope & AI update	100 EL and LI households served
Maintain and Provide Housing for At-Risk Populations High Priority	Identify ways to continue the programming instituted through the State ICHH funds and the Federal stimulus allocations	Increase the supply of supportive housing to enable homeless and special needs populations to live independently.	Increase accessibility and availability/ a suitable living environment. Regional Network SAMHSA grant provides support services for homeless placed in housing. Partnered with UMass Medical for research component.	50 EL households served; project funded for 3 years.
	Continue to assess the needs of the seriously mentally ill after the completion of the units at the former Northampton State hospital	Increase the supply of supportive housing to enable homeless and special needs populations to live independently.	Increase accessibility and availability/ a suitable living environment. Will continue to monitor through DMH and State Hospital Advisory Committee	0 units planned at this time
	Continue to assess the needs of the developmentally disabled after the	Increase the supply of supportive housing to	Increase accessibility and availability/ a suitable living	10 EL units created / on hold due to lack of

	completion of the Northampton Housing Authority project on Burt's Pit Road	enable homeless and special needs populations to live independently.	environment. Advocate for funding allocation for Burt's Pit Road project/ requires creation of a State Bond through DDS.	funding.
	Identify funding and locations for a Safe Havens Program	Increase the supply of supportive housing to enable homeless and special needs populations to live independently.	Increase accessibility and availability/ a suitable living environment. Will begin work on developing a Safe Havens Program. Challenge is finding support services funding.	4-6 new EL units created

EL = extremely low income, LM= low to moderate income households

Priority Public Facilities Needs/Objectives/Activities

Need/Strategies/Priority Level	Strategy/Program	Outcome
Construction of public infrastructure to support neighborhood and economic revitalization High/Medium Priority	Infrastructure design and construction in targeted income eligible neighborhoods or associated with eligible private or non-profit neighborhood, housing, or economic development projects. Highest priority is for drainage, sidewalks, accessibility, and telecommunications improvements because of limited alternative sources of funds. Sewer, water, roadway, traffic calming, parking and other improvements have medium priority due to alternative funding sources available.	Access, Sustainability Fairgrounds Design and Engineering contract beginning. No CDBG funding allocated for streets, sidewalks or access improvements.
Streetscape improvements to support neighborhood and economic revitalization Medium Priority	Streetscape design, construction, installation in income eligible neighborhoods or associated with eligible private or non-profit projects including but not limited to sidewalks,	Access, Sustainability No projects planned.

	crosswalks/pedestrian signals and other traffic calming/pedestrian safety measures, accessible ramps/fixtures, street trees/tree wells, street furniture, bike racks, lighting, waste receptacles.	
Public Parks/Recreation Areas to support neighborhood and economic revitalization Medium Priority	Park, playground, recreation construction/improvement in income eligible neighborhoods or associated with eligible projects or to enhance handicap accessibility.	Access, Sustainability No projects planned.

Priority Economic Development Needs/Objectives/Activities

Need/Priority Level	Strategy/Program	Outcome	Number Served
Increase business development and job retention/creation targeting low/mod residents High Priority	Micro-business/small business assistance technical assistance/entrepreneurial training to low/mod income residents and qualified businesses.	Access, Sustainability CDBG allocation made.	14 through workshops, 6 one on one technical assistance.
	Literacy, adult basic education, English as a second language, soft skill/workforce readiness to low/mod income residents, youth, un/underemployed, under-educated, non-English speaking residents.	Access, Sustainability CDBG allocation made, Center for New Americans, Casa Latina, Literacy Project	100+
	Predevelopment assistance and small business loan program	Access, Affordability, Sustainability Refer to regional groups/ EDIC, Federal SBA	10
	Preserve and develop affordable housing, studio, rehearsal, and office space for artists and cultural enterprises and integrate L/MI/Special Need populations into community cultural events.	Access, Affordability, Sustainability	No projects planned.
	Economic development projects/revitalization to targeted business development areas and targeted business clusters including but not limited to business incubators, clearance, new	Access, Sustainability Electronic Benefit Transfer (EBT) cards now used at local farmers	No projects planned. City will be hiring Economic Development Coordinator. Mayor has

	construction/expansion/ rehabilitation, brownfields redevelopment, predevelopment/project planning activities, job training, energy efficiency/conservation, growing local markets, CBDO assistance, and activities that improve access to services and opportunity by L/MI residents	markets to improve access to fresh produce by LMI households.	just named an 11 member ED Commission to craft position requirements and work scope for 2012 and on-going. Will be a City funded position reporting to the Mayor.
Infrastructure to support business development and job retention/creation Medium Priority	Infrastructure improvements to targeted business development areas and targeted business clusters including but not limited to sewer, water, drainage, roadways, sidewalk/traffic calming, parking, transit, telecommunications.	Access, Sustainability	Drainage improvements at Fairground Blighted Area, complete sewer pump to serve industrial park, advance passenger railway station, and multi-modal facility.
Rehabilitation of deteriorated commercial or industrial property Medium Priority	Targeted financial assistance for rehabilitation/renovation to address accessibility, deteriorated buildings, code violations, and energy efficiency.	Access, Affordability, Sustainability	No projects planned.
	Outreach/assistance/education to property owners for housing rehabilitation for L/MI restaurant and immigrant workers including but not limited to renovations, education on rehabilitation programs, services/resources for tenants/property owners.	Access, Sustainability CDBG support for Center for New Americans. Coordination with BID.	Work with Center for New Americans for outreach and building department.

Priority Public Services Needs/Objectives/Activities

Need/Priority Level	Strategy/Program	Objective	Outcome
Basic Needs High Priority	Support of funding applications targeted to assist households with basic needs: Emergency fuel assistance Emergency food assistance Access to health care	Insure minimums of quality of life are met for health and safety.	Sustainability of decent housing; Suitable Living Environment and economic opportunity
Youth Programs High Priority	Support of funding applications targeted to assist youth <ul style="list-style-type: none"> ▪ After school tutoring ▪ Adult and peer mentoring; mediation skills ▪ Recreational programming 	Enhance life skills for successful adulthood; secure education and job training for homelessness prevention and viable independent living	Sustainability of decent housing; Suitable Living Environment and economic opportunity
Housing Support Services High Priority	Support of funding applications that provide support services	Provide housing and case management support services for successful tenancies.	Sustainability of decent housing; Suitable Living Environment and economic opportunity
Services for Special Needs Populations High Priority	Support for Services for special needs populations including services to the following: Persons with drug / alcohol addictions; Homeless youth; homeless families with severe barriers to self sufficiency	Provision of not only housing, but support services for acquisition of healthy life skills; homelessness prevention	Sustainability of decent housing; Suitable Living Environment and economic opportunity
Skills Development, Training, Education & Counseling Medium Priority	Support applications including but not limited to the development of: Language and literacy skills, transitional education/workforce development, computer	Enhancing life skills to insure successful education and employment and self-sufficiency; homelessness prevention	Economic opportunity, Suitable living environment

	skills, employment and training skills, life skills, health/nutrition, energy conservation		
Transportation services Medium Priority	Support of applications for improved transportation for end users/ from areas of low/mod households to work centers	Improve linkages for low/mod HH's between housing and employment	Economic opportunity, access to health care, jobs, education
Handicap services Medium Priority	Support efforts of local Committees and apply funds for entrances, curb cuts, interior public building access and flow	Improve accessibility of disabled to the downtown, jobs, public buildings and services	Economic opportunity; a suitable living environment; improved accessibility
Childcare services Medium Priority	Support preservation /creation of child care subsidies	Improved ability of heads of households to pursue education and employment opportunities	Economic Opportunity
Senior Center High Priority	Debt service paid by CDBG /approximately \$300,000 per year for the next 2.5 years	Successful close out of major public facilities project	Improved availability of services for elders/improved quality of life
Removal of Architectural Barriers High Priority	Survey public buildings, commercial buildings, public infrastructure and park facilities Installation of sidewalk curb cuts	Eliminate/lessen hardship to persons with physical disabilities.	Suitable living environment
	Work with Committee on Disabilities and Human Rights Commission	Eliminate/lessen hardship to persons with physical disabilities.	Suitable living environment
Park & Recreation Facilities Medium Priority	Construction of new recreation facilities and improvements to existing park and recreation facilities in CDBG target areas and public housing sites.		Enhance living environment/ sustainability of decent housing
Public Safety	Support public safety	Address community	Suitable living

Medium Priority	efforts including but not limited to DARE, crime prevention targeting LMI residents and neighborhoods	safety concerns and lessen crime in targeted areas.	environment
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Evaluation of Past Performance/ FY12

ACTIVITY TYPE/ Project	Proposed Outcome	STATUS*
Infrastructure		
Sidewalks	Sidewalk improvements. Improved access to downtown from Senior Center and public housing.	Conz Street/ street and sidewalk project completed June 2011. Project carried over to pay invoice received FY12.
Public Facilities/Access	Forbes Library Elevator Design for Accessibility	Architectural drawings completed & approved.
	James House Renovations	Phase 3 renovations 95% complete. Facility is occupied by ABE programs.
	Housing Authority	Grace House kitchen renovation project rolled over to FY13.
	Senior Center Debt Service	5 th debt service payment made.
Housing		
Home Repair Program	4 loans, 2 grants	1 grants/ 1 loan as of 3/30/12 Expect 2 grants; 3 loans by 6/30/12
Homeownership Assistance	45 households	38 households served
Preservation of Affordable Housing Stock	New South Street Apts. Building Rehabilitation	Funds rolled over to next year.

Economic Development		
	Micro Business Assistance / funded for workshops/ 12 to attend, 6 to receive technical assistance; 1 job created, 1 retained	12 individuals counseled, 14 attended workshops, 1 job created, 17 jobs retained
Public Services		
	13 programs funded - Various Outcomes	<i>*Status reflects 3 quarters reported through 3/31/12</i> All on track for CAPER

Activities Carried Over	Project	Amount
Public Facilities/ Access	Senior Center landscaping	\$ 8,645.00
	James House Construction	\$ 64,659.99
	Grace House Kitchen	\$ 6,000.00
Housing	Home Repair Program	\$ 3,231.01
	New South St. Apartments	\$ 65,000.00
Infrastructure	Streets and Sidewalks	\$ 0.00
Elimination of Blight	Three County Fairgrounds Elimination of blighted buildings and public infrastructure	\$ 62,029.23
Admin.	Staff person departure	\$ 12,000
Total		\$ 221,565.23

FY13 Other Program Funds:

- Projected program income from loan repayments in FY13 is anticipated to be approximately \$11,745.
- No revolving loan funds
- No float-funded activities
- No Section 108 Loan guarantees
- No surplus funds from urban renewal settlements
- No grant funds returned to a line of credit

- No income from float-funded activities
- No expenditures anticipated for urgent need activities

Estimated amount of CDBG funds to be utilized for activities that benefit low and moderate income persons:

Low/Mod Benefit Expenditure Levels (91.220(I)(1)(iv))

Total Expenditures	868,487
Planning and Administration	<u>117,680</u>
Subtotal to determine denominator	750,807
<u>LMI Expenditures</u>	
Public Services	91,867
Housing	176,000
Infrastructure - Area Benefit	-
Public Facilities	399,165
Economic Development	<u>10,000</u>
Subtotal to determine numerator	677,032
LMI Benefit %	90%
Non-LMI Expenditures	
Slums & Blight	62,029
Subtotal non-LMI expenditures	62,029

Citizen Participation and Consultation

The Community and Economic Development Office conducted two public hearings, an intensive interview process for public service applicants and held targeted consultations to gather input for the FY13 Annual Action Plan. The first public hearing was held Tuesday, February 14th, 2012 and the second was held Tuesday April 10th, 2012.

CDBG grantees and local housing, homeless and social service providers shared issues and trends they are seeing with their client populations and delineated unmet needs.

The fifteen Public Service applicant interviews were conducted March 12th, 13th and 14th. The process allowed the Review Committee to ask each applicant about unmet community needs, issues, trends, program successes, as well as budget and fundraising challenges. Additionally, public input was gathered from the general public, municipal departments and boards, community and social service organizations, economic

development organizations, regional partners and surrounding communities. More specifically:

Next Step Collaborative: Held monthly meetings with affordable housing, homeless shelter and service providers. Meetings held September 8, 2011; October 13, 2011, November 10, 2011; December 8, 2011; January 12, 2012; February 9, 2012, March 8, 2012, April 12, 2012, May 10, 2012 and will be held June 14th. Monthly gatherings facilitate service coordination, track shelter capacity and numbers of unsheltered, street activity, resources available, issues & trends that City/providers should address together. Meetings held monthly since 1994. (Membership list included in appendix).

Massachusetts Fair Housing Center: Two meetings held with Executive Director; July 6, 2011 & May 1, 2012. Determined program components for CDBG work scope and outline for Analysis of Impediments update. Held joint meeting with Housing Partnership, Human Rights Commission, the MFHC, the Mass. Justice Project and Community Legal Aid (and others) in November to identify community resources and establish protocols for complaint processing.

COSA meetings: (Council of Social Service Agencies under the auspices of the Hampshire County Council of Governments). Attended monthly sessions for discussions, presentations and networking between 25-40 Social Service Agencies. Facilitated a special session on homelessness, to link family and parenting resources with family emergency shelter system and to update on Regional Network activity (March 22, 2012).

HIV/Aids: Met monthly with River Valley Counseling Center at Three County Continuum of Care meetings. RVCC reports on issues and trends with HIV/Aids rates, housing and service demands, service gaps. New McKinney bonus project 2011 application for AIDS Care of Hampshire County awarded. Funding for 10 rental subsidies for scattered site housing begins July 1, 2012.

Public Housing: Consultations occurred with the Northampton Housing Authority during the months of February and March. Housing Authority Director attended Northampton Housing Partnership meeting December 5th. Met with Director and Habitat for Humanity March 2nd, to discuss partnering on a project. Director attended regional summit held on May 3rd with 24 housing authorities and State officials to enhance collaboration to address homelessness.

Northampton Housing Partnership met monthly to implement "Housing Needs Assessment and Strategic Plan", the housing plan created last year.

SRO Outreach Coordinator/ Met separately with new Single Room Occupancy Outreach Coordinator to ascertain needs of residents living in private and publicly funded SRO's.

Three County Continuum of Care/ Input garnered through serving as Lead for the Regional HUD McKinney-Vento continuum (since 1997) and facilitating monthly Continuum meetings. Track implementation of All Roads Lead Home, Pioneer Valley 10 Year Plan to End Homelessness. Grants administration for 1.5 million dollars annually and 20+ regional projects serving the homeless.

Western Mass. Regional Network to End Homelessness/ Housing Planner (in role of Continuum administrator) serves on the Leadership Council (quarterly), Steering Committee (monthly), Management Team (monthly) of the Network and participated this last year on the Individual Services Committee, the work group on Housing Sex Offenders and served as defacto staff to the Western Massachusetts Inter-Agency Council on Housing and Homelessness.

A complete description of the standard Citizen Participation and Consultation Process is included in the appendix.

RESOURCES (91.220 c1 and c2)

The jurisdiction anticipates the following federal, state, local and private resources to be available in the next year to address local needs. The majority of funds referenced benefit low mod income households within the City of Northampton.

Northampton Affordable Housing Trust Fund - The City established the Northampton Housing Trust Fund in 2001 in order to maintain affordability at Hampton Gardens, an expiring use multi unit family housing development. The Trust Fund provided rental subsidies to low / mod income households at the development which secured 8 additional years of affordability. The fund is now exhausted. There will be an effort to recapitalize the fund, possibly through the local Community Preservation Act programming.

Community Preservation Act (CPA) – The CPA was passed by the voters in Northampton in November 2005 and allows the City to enact a CPA tax assessment that is matched by the state and used exclusively for open space/ recreation, historic preservation and community housing activities. The forecast for available CPA funds for 2012 - 2013 is roughly 1.1 million, with at least 10% being guaranteed for housing (\$110,000).

Federal Home Loan AHP Funds– Pioneer Valley Habitat for Humanity anticipates submitting a funding application in December of 2012 for the Garfield Avenue project.

Veterans Affairs Supportive Housing Program– In May 2011, the Northampton Housing Authority was authorized to administer, in conjunction with their partners at VAMC-

Northampton, an additional 50 VASH vouchers, bringing the total to 230. HUD no longer funds the VASH program separately from the NHA's regular allocation, and has chosen this year only to make incremental funding allocations for a seven month period - April through October 2012. This is as a result of a new funding program aimed at reducing Net Restricted Assets associated with the Section 8 Program. Accordingly, it is not possible for the NHA to provide a funding figure.

However, the average monthly HAP payment to a landlord with a VASH client is \$433, or about \$5,200 per year. Assuming the NHA utilizes all of the 180 prior years allocation of vouchers by July 1, 2012, we would expend \$935,000 in HAP payments in FY-13 for those vouchers. A utilization plan for the new FY-12 allocation is currently being developed, but assuming a 75% utilization rate for the fiscal year for those additional vouchers, the expenditure would be an additional \$194,850 in HAP payments in FY-13. ($\$433 \times 12 \text{ months} \times 50 \text{ vouchers} \times .75$). The utilization rate for those vouchers is largely dependent on the timing of staffing decisions at the VA. Also, the VASH participants are spread throughout the four western counties, so these financial resources are not all spent in Northampton.

Other anticipated resources include: (updated as of May 11, 2012)

Agency	Assistance	State / Federal	Amount
<i>Big Brothers Big Sisters</i>	Northampton CDBG	Federal	\$ 5,000
	MA Service Alliance	State (projected)	2,500
	United Way	Private (projected)	12,000
	Misc. Grants	Private (projected)	5,000
	Fundraising	Private (projected)	30,000
	Donations	Private (projected)	7,500
<i>Casa Latina</i>	United Way	Private	\$ 39,156
	Misc. Grants	Federal/Local	108,717
	Administration Fee	C. Dickinson Hospital	19,080
	Interpreting Service Fee		16,800
<i>Center for New</i>			
<i>Americans</i>	Northampton CDBG	Federal	8,365
	Greenfield CDBG	Federal	24,000
	Amherst CDBG	Federal	24,000
	Dept. of Education	State	322,491
	Office of Refugee & Immigrants	State	10,000
	Foundation Grants	Private	60,000
	Individual Gifts	Private	40,000
	Hampshire United Way	Private	20,000
	Franklin United Way	Private	15,000

*City of Northampton	McKinney Vento Funding	Federal	\$ 1,499,000
	CDBG Allocation	Federal	588,430
Florence Fields Rec. Area	Mass. PARC Grant 1	State	500,000
	Grant 2	State	500,000
	Community Preservation	Local	2,000,000
Broad Brook Gap	Community Forest Program	Federal	300,000
	Mass. Land Grant	State	400,000
	Community Preservation Act	Local	300,000
Conn.River Greenway	Transportation Imp.Program	Federal	6,000,000
& Lane Business Park	Legislative Earmark	State	100,000
Leeds Park and Ride	Transportation Imp. Program	Federal	1,000,000
High Speed Rail & Rail Trail Linkage	High Speed Rail Funds	Federal Western Mass. Northampton	73,000,000 6,000,000
	State transportation Bond	State	1,500,000
South Street Traffic	Mass. Smart Growth	State	300,000
Calming	Overlay MGL40R		
Community Action	Community Services	Federal	\$ 34,906
Generation Q	Block Grant		
	Northampton CDBG	Federal	2,580
	United Way	Private	10,500
	Foundations	Private	18,560
Community Action	CSBG	Federal	\$38,399
Com. Resources/	Northampton CDBG	Federal	2,580
Advocacy	SNAP/DTA	State	3,000
	Hampshire United Way	Private	15,000
	Fundraising	Private	5,000
Literacy Project	WIA	Federal	\$ 44,000
	Northampton CDBG	Federal	7,740
	Ware CDBG	Federal	73,500
	Greenfield CDBG	Federal	17,000
	Dept. of Education	State	714,567
	DESE Career Pathways	State	74,000
	Donations/fundraising	Private	60,000
	Womens Missionary Found.	Private	10,000
	Greater Worcester Found.	Private	15,000
	Wapack Foundation	Private	2,500
	Bete Foundation	Private	5,000
	United Way	Private	10,000
	Other Foundations	Private	10,000
	Rental Income	Private	4,800
	Other Grants	Private	88,000
MANNA Soup Kitchen			
	EF and SP	Federal	\$ 1,000

	Northampton CDBG	Federal	2,150
	Shelter Sunday	Private	8,000
	Project Bread	Private	2,000
	Donations	Private	4,250
	Religious Organizations	Private	7,000
<i>Mass. Fair Housing Center</i>	HUD FH Grant	Federal	325,000
	HAP/ HUD	Federal	30,000
	MCAD/HUD	Federal	25,000
	Springfield CDBG Grant	Federal	5,000
	Northampton CDBG	Federal	2,150
	Attorneys Fees	Private	12,500
<i>Meadowbrook Apartments Affordability</i>	222 units	Low Income Housing Tax Credits \$6.5 Million Equity – 40-Year	
<i>Northampton Housing Authority</i>	Public Housing Subsidies	Federal	387,696
	Capital Fund	Federal	144,198
	ARRA / Capital Projects	Federal	182,526
	Section 8	Federal	3,480,932
	Section 8 Mod Rehab	Federal	163,683
	Public Housing Subsidies	State	362,931
	Mass Rental Vouchers	State	34,000
	Mix Population Grant	State	31,200
	Modernization Program	State	132,400
	Veterans Supportive	Federal Section 8	324,929
	Housing Program	Rental Vouchers	
	Religious Organizations	Private	6,700
<i>ServiceNet, Inc.</i>	DHCD	State	67,457
InterFaith Shelter	DHCD ESG Grant	State	11,315
	FEMA	Federal	3,625
	Deferred Payment Loan	Federal	9,996
	Northampton CDBG	Federal	12,900
	Friends of the Homeless	Private	15,000
	Private Donations	Private	6,000
<i>ServiceNet, Inc.</i>	DHCD Grove St. /	State	\$ 158,963
Grove Street Inn	VOCA Clinical Services	State	40,807
	MA Shelter Alliance	Private	30,171
	FEMA	Federal	8,000
	Hampshire UW	Private	30,000
	Project Bread	Private	3,000
	Northampton CDBG Grove	Federal	14,620

	Shelter Sunday	Private	8,000
	Private Donations	Private	14,000
	Citizens Energy	Private	1,400
<i>SRO Outreach</i>	Northampton CDBG	Federal	\$ 13,772
	FEMA	Federal	750
	United Way Hampshire County	Private	37,200
	Hap Inc.	Non-Profit	2,000
	Valley CDC	Non-Profit	3,500
	Highland Valley Elder Services	Private	4,000
	Home City Housing	Private	2,000
	Donations	Private (projected)	8,500
<i>Survival Center</i>	EFSP	Federal	1,000
	City of Easthampton	Federal/State	5,200
	Northampton CDBG	Federal	10,740
	Project Bread	Private	8,000
	United Way	Private	60,000
	Misc. Grants	Private	35,000
	EFSP Grant	Federal/Local	500
	Goshen Grant Income	Local	15,000
	Civic/ Business	Private	31,400
	Religious	Private	12,000
	Individual Donations	Private	295,700
	Interest Income	Private	5,000
	Schools	Private	1,000
<i>Three County</i>	Project Development-USDA	Federal	TBD
<i>Fairgrounds</i>	Cultural Facilities	State	TBD
	EDA	Federal	TBD
<i>Valley CDC</i>	CDBG Amherst	Federal/State	25,000
	CDBG Easthampton	Federal	4,000
	CDBG Northampton	Federal	26,000
	Florence Savings	Private	20,000
	TD Bank North	Private (projected)	5,000
	Citizens Bank	Private (projected)	5,000
	United Way	Private	20,000
	Easthampton Savings Bank	Private (projected)	4,000
	Peoples Bank	Private (projected)	5,000
	Mass Growth Com. Capital	State	20,000
	Country Bank for Savings	Private	2,500
	Berkshire Bank	Private	2,500
	Membership Donations	Private	6,000
	Developer Overhead	Private/State/Fed	10,000
	Fundraising	Private	15,000

	Homebuyer Workshop Fees	Private	10,000
	Homeownership Marketing	Private	60,000
	Foundations	Private	10,000
<i>Small Business</i>	SBTA State Office of Entrep.	State	30,000
<i>Assistance Program</i>	USDA Rural Business Dev.	Federal	15,000
	Grant		
	Northampton CDBG	Federal	10,000
	Florence Savings Bank	Private	5,000
<u>Agency</u>	<u>Assistance/Units</u>	<u>State / Federal</u>	<u>Amount</u>
<i>Valley CDC</i>	16 N. Maple	State Bond	\$920,000
	11 existing/renovation		
	96-98 King Street		
	10 new SRO units	State Bond	\$650,000
		HOME	500,000
		Community Action	24,463
		(ARRA funds)	
		Smith College/private	500,000
<i>Pioneer Valley</i>	Garfield Ave.	Federal AHP	\$60,000
<i>Habitat for</i>	5 Units	Private (Lions Club)	20,000
<i>Humanity</i>		Local / State CPA	120,000
		Major Donor	25,000
		In-kind land donation	125,000
		W.M. Com. Foundation	20,000
Massachusetts DMR	10 New Units	State (on hold)	\$2,000,000
	Burt's Pit Road		
Go West SRO	17 Units	State / Federal McKinney	
	Main St. Florence		
St. Michael's House	86 Units	Mass Housing	New Loan
	State St.		
The Lorraine SRO	20 Units /Rental subsidies	State Private	
	96 Pleasant St.		
Earl Street SRO	14 Units Rental Subsidies	State / Federal Sec 8	
McKinney Funding	Hampshire County Programs	Federal	\$342,253/yr.

**City of Northampton Projects:* (No ARRA or Neighborhood Stabilization funds are received).

Florence Fields Recreation Area is a new recreation area that will serve the entire city. It is within walking distance from Florence Heights, one of the largest housing developments in the City. It is owned and managed by the Northampton Housing Authority and serves families with low incomes.

Broad Brook Gap is a critical conservation area serving the entire city. Acquisition and protection enhances overall recreation and conservation opportunities for all city residents.

Connecticut River Greenway and adjacent Lane Business Park – This project will create needed riverfront access, riverfront recreation and economic development opportunities immediately adjacent to River Run, the largest condominium development in the City. River Run serves

mostly low and moderate income and special needs households and is within walking distance to the Housing Authority's other large family public housing complex, Hampshire Heights.

Leeds Park and Ride Lot – the lot and rail trail access planned will improve access from the Leeds VA Medical Center. Emergency shelter, transitional and permanent housing for formerly homeless Veteran's currently on site will benefit. Soldier On, a non-profit that administers these programs is developing new permanent limited equity coop housing on the site under separate Federal funding commitments.

High Speed Rail and Rail Trail Linkage Project – This project will bring Amtrak back to Northampton, add related traffic signal at Damon Road/Industrial Drive, build a new train station platform and railroad under pass to connect rail trail sections. Will serve adjacent low and moderate income neighborhoods.

South Street Traffic Calming Project – funds will complete a streets and traffic calming project which will serve households with low and moderate incomes at the former Northampton State Hospital, now called Village Hill. Will improve safety for driving, walking and biking to and from the downtown.

Summary of Specific Annual Objectives and Program Activities (91.220 c 3)

The FY13 Year 29 objectives address a range of housing, public facilities, economic development, elimination of blighted and decadent areas, and public service needs identified in the Consolidated Plan and the community outreach process. (See following pages.)

On or about July 1, 2012 the City of Northampton will receive Community Development Block Grant (CDBG) funds estimated to be in the amount of \$588,403 from the United States Department of Housing & Urban Development (HUD).

Pursuant to HUD regulations, activities must meet one of the following CDBG national objectives: (1) activities benefiting persons of low and moderate income; (2) activities aiding in the elimination of slums and blight; and (3) activities that address an urgent community need. Each activity to be funded will address one or more of those objectives.

The housing activities are designed to address health, safety, and building code issues and to stabilize the City's housing stock, ensuring decent, safe and affordable housing for the City's low and moderate income residents. The Valley CDC will assist low and moderate-income households through a homeownership assistance program that provides referrals to HOME assisted units in Northampton and direct financial assistance. A funding allocation has been made this year to Mt. Holyoke Management Company for renovation activities at 17 New South Street, an apartment block containing 18 affordable units. The funding will be utilized for building improvements focused on energy savings, roof and gutter repair, heating system upgrades and exterior façade repairs. The total commitment of \$130,000 will be dispersed over a two year period. (funds carried over from last year).

The Northampton Housing Authority will use funding assigned last year to upgrade the kitchen facilities at Grace House, a residential treatment program for women in recovery and their children. The home, located at 143 West Street, was deeded to the Housing Authority as part of the disposition of property from the former Northampton State Hospital. Originally utilized for Jessie's House Emergency Shelter for families, it is now home to another program operated by the Center for Human Development. The building has experienced intensive continuous use for decades and the kitchen is in critical need of renovation. The project is going out to bid in June 2012; work will take place during the summer.

The program can provide public infrastructure improvements within CDBG eligible areas with the goal of providing a suitable living environment for low / moderate income households. Funding was going to be considered for sidewalk upgrades on North Street from Market Street to Parsons Street. The estimated CDBG eligible cost for that project is \$50,010. However, there do not appear to be sufficient funds to accomplish that project this year. Should funding become available, the project would be considered.

The program can develop and improve public facilities within CDBG eligible areas to insure citizens will have access to and use of adequate public facilities. The program can also undertake access improvements ensuring persons with physical disabilities have adequate access to public facilities and services. No such new projects are planned for this year, due to insufficient funds. Carryover funds will be applied to the James House, however.

Year 29 will provide funding to 13 public service programs targeted to the City's low and moderate income population through community based non-profit agencies and organizations. Public services include food and meals programs, housing support programs, literacy and mentoring programs as well as assistance for Latinos and immigrant populations.

Economic development activities will promote job creation and retention within Northampton and promote the development of micro-business enterprises, principally targeted to benefit the City's low and moderate-income residents.

The program will provide assistance in eliminating blighted and decadent conditions at the Three County Fairgrounds public facility and deteriorated conditions of surrounding public infrastructure. Funds from last year are under contract. Contract implementation for additional redevelopment site work will occur this year.

Planning and administration resources will be utilized to support the provision of professional planning expertise for the City including neighborhood planning, the development and preservation of affordable housing, economic development activities

geared towards business support, job creation and retention efforts within the City and administration of the Community Development Block Grant Program.

Obstacles to Addressing Underserved Needs

There are several obstacles that impact the ability to fully address the needs of low and moderate income households. The primary ones are:

- Limited opportunity to utilize a Section 8 voucher in Northampton, due to the lower fair market rate rents assigned to the Springfield SMSA
- Low vacancy rates limit availability of market rate affordable units
- Complicated nature of funding for affordable housing projects raises costs and renders small housing projects more conducive to rural areas and small cities, infeasible
- Reduction in CDBG entitlement allocation impacts funding for eligible activities

Allocation Priorities and Geographic Areas

Allocation priorities were chosen consistent with the goals and objectives in the Consolidated Plan and in response to the needs identified in the annual solicitation, community outreach process and the Housing Needs Assessment and Strategic Housing Plan. Public services will be delivered citywide, no public infrastructure projects are planned. North Street will be considered should funding allow.

Geographic Areas Where Activities Will Occur

Census tracts with more than 25% minority population are defined as areas of minority concentration. Presently, there are no such areas in the city. Northampton defines census tracts with percentages of low income households that exceed the city average of 39% to be areas of low income concentration. Those tracts consist primarily of the more densely populated areas in and around the Central business district downtown. These tracts are: 8216.01, 8219.02, 8220 and 8221.

CDBG Target Areas by Census Tract / Block Group

Pursuant to program regulations the following census tracts/block groups are targeted for CDBG funds based on income; more than 51% of the households in these areas have incomes below 80% of median income based on family size. (Census Tract Map attached.)

<u>Geographic Description</u>	<u>Census Tract, Block & Group</u>
North King Street	8216 01 – 1
Florence	8216 02 – 5
Leeds Veterans Hospital	8217 00 – 3
Central Core / Downtown	*8219 02 – 2; 8219 02 – 3; 8220 00 – 1

*2010 Census Tract 821902 was split into 2: 821903 and 821904

All area benefit activities funded by the City are located within CDBG eligible census tracts. Direct benefit activities are funded throughout the City at locations, which meet direct benefit criteria.

Urgent Community Development Needs

Pursuant to HUD regulation 570.208 (c) "Criteria for National Objectives", CDBG resources may be used to address community development needs having a particular urgency. In utilizing this national objective criterion, the jurisdiction must certify that a particular activity is designed to alleviate existing conditions that directly pose a serious and immediate threat to the health, safety and welfare of a community. The existing conditions to trigger an urgent community development need must be recent, or have recently reached a level of urgency within the past eighteen months. The following occurrences and/or conditions may require the determination outlined above:

- natural disasters (flood, hurricane, tornado, wildfire)
- structural fires of a particularly devastating nature

The City, depending on required activity, may complete a determination for CDBG funds to be used to address a particular urgent community development need. The Housing and Community Development Planner/CDBG Administrator shall complete the determination. Concurrence with the completed determination shall be required from the Mayor prior to the expenditure of CDBG funds. Examples of activities that typically meet an urgent community need are infrastructure improvements, interim assistance, and rehab of a community facility.

Action Plan Amendments

During the course of CDBG program year 29, funded activities may require budget adjustments based on project related cost overruns or cost savings. Such adjustments will be made only to activities included within an approved annual Action Plan. At such times the City requires flexibility in adjusting budgets. A budget adjustment will be considered a substantial amendment to the Action Plan if it meets the criteria established in the Citizen Participation Plan.

Annual Affordable Housing Goals (91.220 g)

The Valley CDC completed the energy efficient rehabilitation of an existing building on King Street near downtown Northampton last year. The project added 10 new SRO units to the inventory. The building formerly housed 2 apartments and first floor commercial space. The beautifully renovated structure now provides 10 enhanced SRO units, five specifically for formerly homeless.

Due to the lack of funding for staff capacity and the length of time and complexity for affordable housing project feasibility and completion, Valley had to eliminate their Project Manager position. VCDC works in Hampshire County, not just Northampton. The agency is currently engaged in a lengthy Chapter 40B permitting process for a large development in Easthampton and also pursuing a project in Amherst. As a result, Valley can only take on one or two projects at a time. Although the increased inventory in the region is beneficial, that means Valley does not have any Northampton projects in the pipeline.

Valley did make two offers on the Shaw's Motel property downtown that were not accepted by the sellers. There may be FY13 activity on this site and Valley CDC remains interested. The City sponsored a neighborhood meeting in conjunction with the Neighborhood Association which identified affordable housing as a use the neighbors would support. Habitat will construct a new duplex at the Garfield Verona site.

The Northampton Housing Authority still awaits the opportunity to break ground on 10 new units for the clients of the Department of Developmental Services. The project, located on Burts Pit Road, has been designed and permitted, but there are no State funds currently available. A bond is required and it appears the preference is for renovating existing properties as opposed to new construction.

The next phase of new construction at the former State Hospital will be a section of bungalow housing. This project, being shepherded by MassDevelopment, is slated to serve as "work force" housing (80-120% of area median income as identified in the Housing Needs Assessment and Strategic Plan). MassDevelopment issued a request for proposals and has hired a developer. Construction will begin in the summer.

Soldier On, a private non-profit organization serving Veterans from the New England region, recently announced plans to launch a project in Northampton. Soldier On, in what is being described as a "first in the nation" partnership, will team up with the U.S. Department of Veteran Affairs to create up to 80 units of permanent housing for Veterans on the Leeds campus. The plan is to build between 60 and 80 units on 9 acres with room for expansion to as many as 150 units. The VA Medical Director said in a press release that this project will help meet the VA's goal to end homelessness among Veterans within 5 years. The majority of the project will be funded through a grant of

up to \$8 million dollars from the VA Innovative Initiative program. Soldier On has obtained the land from the VA through an "enhanced use" lease. The studio and one bedroom apartments will begin construction at the end of this calendar year.

Gandara Community House (Yvonne's House #2) opened in the fall of 2011. Friends of the Homeless partnered with the Gandara Center to purchase a duplex on Maple Avenue, in downtown Northampton. Through private fundraising, a Community Preservation funding award and a grant from MassHousing's CCRI Program, an opportunity was created to house 6 homeless residents committed to sobriety. The property was renovated over the summer and is now fully occupied.

Regional Activity/

Despite the lack of projects planned for Northampton, Western Massachusetts fared extremely well in the most recent round of the Massachusetts Department of Housing and Community Development (DHCD) Affordable Housing awards. These projects will increase the affordable housing inventory across the region. In a press release issued May 9, 2012, the following projects were identified as award recipients:

- Gordon H. Mansfield Veterans Village in Agawam = Soldier On, Inc. will use \$2,715,000 in DHCD housing subsidies and \$544,657 in state and federal low income housing tax credits to renovate the former Western Mass Regional Police Academy into 54 units of limited equity cooperative housing for formerly homeless Veterans. The project is expected to provide 85 jobs.
- Olympia Oaks in Amherst = HAP, Inc. will use \$2,715,000 in DHCD housing subsidies and \$1.1 million in state and federal low income housing tax credits to create 42 units of affordable family housing, with eight units reserved for extremely low income households and 2 formerly homeless families. Project will create 81 jobs.
- Cottage Square in Easthampton = Arch Street Development will use \$2.5 million in DHCD housing subsidies and \$981,271 in state and federal low income housing tax credits to create 50 units of affordable family housing. Five units will be reserved for extremely low-income households. Project will create 111 jobs. 50 one, two and three bedroom apartments will be created for tenants whose income falls between \$28,000 and \$42,000. Project is set to begin at the end of this calendar year with a 14 month construction schedule. Units could be available for rent in early 2014.
- Dial Self Teen Housing in Orange = Franklin County Dial Self will use \$1.3 million in DHCD housing subsidies to preserve nine units of affordable housing for youth aging out of the foster care system. The renovation project will generate 11 jobs.
- Westhampton Woods in Westhampton = Hilltown CDC will use \$800,000 in DHCD housing subsidies to create eight units of affordable housing for seniors,

with two units reserved for extremely low income households. Project will create 10 jobs.

Annual Public Housing Goals (91.220 h)

As stated in the 5-Year and Annual Plan, the Northampton Housing Authority's mission statement is as follows:

“ The Northampton Housing Authority is committed to ensuring decent, safe and affordable housing, and housing opportunity for the citizens of Northampton and the region in an effort to maintain the economic diversity of the community. To this end the NHA shall strive to create and maintain clean and secure housing developments, offer a variety of housing opportunities for the community's citizens, assure fiscal integrity by all program participants, and work to support initiatives to provide opportunities for residents who wish to gain self-sufficiency and economic independence. The effectiveness of these endeavors is measured, in part, by the dedication of an innovative and caring staff to efficient program management, and collaboration with residents, community service providers and Northampton's government and community leaders”.

The City and Housing Authority work together to carry out the mission. The NHA was involved with the creation of the Housing Needs Assessment and Strategic Plan. The Director attended a Housing Partnership meeting in December 2011 to update members on NHA activities. Additionally, the Director attended a session of all Western Mass. housing authorities (18) held in Holyoke on May 3, 2012 to strategize how housing authorities can assist in the effort to end homelessness. A follow up meeting will be held June 18th to identify specific tasks. A CDBG request to refurbish the kitchen at the Grace House which was approved last year, will be implemented this program year. The City will also support NHA efforts to develop the 4th parcel deeded to them at the Former State Hospital, (Laurel Street) for homeownership and pursue grants to increase family self-sufficiency at the existing family developments.

Representatives of the Housing Authority are invited to all meetings facilitated by the CEDO office relative to affordable housing, coordinated service delivery and case management. NHA Rental Assistance program managers are actively involved in the administration of subsidies for the HUD VASH Program, The Florence Inn, Go West, Hathaway Farms, the Maples and with assisting homeless and formerly homeless residents with housing search activities.

Housing Authority capital improvement projects planned for this program year are:

- Purchase and install DHW heaters at Florence Heights (25) \$ 40,000
- Flooring improvements at McDonald House common areas \$ 2,000
- Add electrical circuits to emergency generator at McDonald House \$ 5000
- Install auto door opener at McDonald House (community room access) \$ 2500
- Install automatic door opener at Tobin Manor \$ 2500
- New roofs and column repair at Forsander Apartments \$ 120,000

Grace House Kitchen \$ 23,000
Patch pavement, apply seal crack to driveways and parking areas (all developments) \$ 3000
Cahill Apts. community hall upgrades \$ 15,000
Repair Columns at Forsander \$ 15,000

Annual Homeless and Special Needs Goals (91.220 i)

During Year 29, the City will actively support with CDBG funding, the Interfaith Shelter, the Grove Street Inn and the SRO Outreach Project. City staff will work closely with the Outreach Clinician from Elliott Services to monitor the number and needs of unsheltered residents in the community. The City will support local efforts of Friends of the Homeless to assist ServiceNet with the Interfaith Shelter operation, fundraise for the boot program, dental care and rental assistance. Numbers being served in the homeless shelter system locally were relatively stable this past year. The number of new people to the shelter increased during the year and it remained full through to the last day of operation. Regional capacity issues will continue to be addressed during this coming year. Coordination with the Amherst winter shelter will continue as guests tend to move between the two communities frequently. *Annual goal, serve 100, house 15.*

The City secured funding through the HUD McKinney program, hired staff and launched the creation of a Homeless Management Information System. This system tracks the numbers, needs and housing placements of the chronically homeless. This past year saw great strides in improving the efficiency and productivity of the regional HMIS system. The Annual Point in Time count and Annual Homeless Assessment Report and the Housing Inventory Chart were compiled and submitted according to HUD regulations. A sampling of the reports located on HUD's HRE HDX Dashboard are included in the appendix.

Chronic homeless activities: During FY13, the City will actively support with CDBG funding, the Interfaith Shelter, the Grove Street Inn and the SRO Outreach Project. City staff will also work closely with the Outreach Clinician from Elliott Services to serve the unsheltered, chronically homeless people in the community. During the annual Point in Time survey count, sheltered and unsheltered chronic homeless individuals (and families) are identified and tracked. Service Providers meet regularly to develop individual service plans to move the chronically homeless into housing. Services are provided through the C-SPECH and REACH programs.

The C-SPECH program (Community Support Program for People Experiencing Chronic Homelessness) provides outreach, case management, assessment and referral services to people with mental health and/or addiction issues whom are chronically homeless or recently housed with chronic homeless history in order to promote long term housing stabilization. The program's mission is to promote housing stability and readiness for treatment services, so clients can access and participate in community based social

services that in turn may promote long-term physical & mental health, sobriety, and community based permanent housing.

The type of services provided is based on a pretreatment model that values “meeting clients where they are at” and thereby believes that all chronically homeless clients in need of housing and stabilization services could benefit from these services as listed below:

- Relationship building, engagement and outreach services
- Common language development and articulation of client generated goals
- Facilitate psychosocial rehab on defining obstacles to goals and developing skills and supports
- Active housing search and placement with focus on affordability and transition/adaptation issues to new settings
- Landlord mediation and counseling re: transition to housing community
- Focus on development of safety plans regarding mental health, substance abuse, trauma, and housing crisis. This includes access and use of area crisis teams, detoxification facilities, psychiatric inpatient units, and self help networks, etc.
- Assessment and referral to community based social services with support around critical transitions to new services
- Provide education and access to needed community resources such as food pantries, benefits and rental assistance
- Eligibility determination and readiness work to promote access to umbrella state agencies such as DMH, DDS, Substance Abuse Bureau, SHIP, etc.
- Integration of Change Model, Motivational interviewing, and Harm Reduction approaches

Selection Criteria is based on the following: Single adults with a history of chronic homelessness, mental health diagnosis, MBHP membership, and a willingness to engage in services. The program operates through a philosophy of continued and extensive outreach and engagement services regardless of current housing status. Eliot Services PATH staff currently serves two clients in the Northampton area and will continue to make two slots available throughout the year. They have matched C-SPECH services with affordable housing placements via VASH Vouchers, Home City Housing, and Northampton Housing Authority units. Staff offers a minimum of 3 hours of housing stabilization services per week per client and currently serves up to 12 clients thru out Western MA (6 in Springfield).

REACH (Regional Engagement and Assessment of Chronically Homeless) housing first services were provided by ServiceNet, but these clients were transferred to the Housing Plus program as part of a regional SAMHSA grant, once REACH dollars ran out. REACH provider participates continue to meet monthly at the Department of Mental Health building to match chronically homeless clients with affordable housing resources

and support services. Housing and service providers attend along with direct care persons who have contact w/homeless individuals in need of housing and support services. The support service and housing programs in attendance and utilized include, but are not limited to the following:

- Behavioral Health Network and Soldier On /SAMHSA Mission West Program
- Eliot Community Health System – C-SPECH & PATH
- Home City Housing – Go West and other Housing Resources
- VA Case managers – VASH
- ServiceNet – Shelter, Drop in Center, Housing Plus-SAMHSA Team, Yvonne’s House
- DMH Western Mass. Housing Coordinator Chris Zabik – Eligibility for Shelter Plus, CBFS, Case management services
- Mental Health Association – Shelter plus Care McKinney Subsidies
- DMH Club House- Starlight Center

With the 100% response rate for Annual Point in Time Count surveys, as well as the increasing utilization of the HMIS system, data on the chronically homeless is becoming more reliable and comprehensive. The Street outreach worker who conducts the unsheltered count has been the same individual for years. Brendan Plante from Eliot Services knows the unsheltered individuals well, as many of them tend to be the same year after year. The locations where unsheltered folks camp are well known.

The number of unsheltered chronic homeless has gone from 11 in 2010 to 5 in 2012. There is always a slight increase when the winter shelters in Northampton and Amherst close for the season. Efforts towards engagement and trust building continue. Sometimes the process takes years. *Annual goal is to serve 20 and house 5.*

Specific FY13 Action steps to end chronic homelessness:

- CEDO staff will facilitate local collaboration between Police Department, service providers and downtown business community to improve services coordination for sheltered and unsheltered chronically homeless downtown. This task force, entitled the Downtown Resource Center Work Group, first met on June 23, 2011. The group continues to meet to address downtown safety and services coordination for the homeless, as well as the relocation and expansion of the Homeless Drop-In Resource Center.
- Street Outreach Clinician will continue to link unsheltered residents with local services and participate in coordinated case management meetings with other providers.
- City will continue to participate in Western Mass. Regional Network to End Homelessness Discharge Planning meetings to develop and adopt local protocols to prevent public systems discharging people into homelessness. Meetings are taking place with area hospitals, psychiatric units, community mental health

workers, reintegration managers at area jails and houses of corrections. Work group on housing sex offenders continues to meet regularly.

- CEDO staff will meet with potential developers of Safe Havens housing to identify support services dollars, which are difficult to locate.

Homelessness Prevention: During Year 29, the City will actively support with CDBG funding, the SRO Outreach Program, the Community Action Resource Center/First Call for Help, the Literacy Project, the Manna Soup Kitchen, the Survival Center Food Pantry, the Valley CDC Homeownership Program, the Council on Aging Home Repair Program and the Mass. Fair Housing Center's Fair Housing Program. The CDBG Public services Review Committee also voted to fund a new project this year. The Community Legal Aid Homelessness Prevention Project focuses specifically on court involved households and works to stabilize public housing tenancies. The target population is households with public subsidies because the loss of those subsidies severely limits options for housing placements in the future.

All the public service programs listed above directly or indirectly preserve existing housing. Regionally, the City will participate in efforts to secure funding to maintain and/or expand the Tenancy Preservation Program, the tenant/landlord mediation services provided through the Housing Court, and seek additional financial sources for rental and utility arrearages for households at risk of homelessness.

The City also supports the efforts of Valley Community Development Corporation. Valley holds quarterly meetings with its property manager and area service providers to identify and resolve any challenges Valley's tenants may be experiencing in order to stabilize the tenancies and prevent evictions. The City has encouraged SMOC (South Middlesex Opportunity Council based in Framingham) that owns and operates affordable SRO housing in the region to adopt the same model.

As the region moves to a homelessness prevention, housing first and rapid re-housing system model, the City will engage in efforts to promote and create those programs. The City will also be cognizant of the need to transition to this new system slowly, rather than dismantling the emergency shelter system prior to the other components being in place.

Supportive Housing for Non-Homeless: The City will continue to support, through CDBG funding, the Senior Home Repair Program for those age 60 and older. This program assists the *elderly and frail elderly* with home repairs to enable them to remain safely in their own homes. Locally, *persons with disabilities* are assisted by the Stavros Center for Independent Living. The City will continue to advocate for funding for the Housing Authority's project proposed for clients of the Department of Developmental Services. Persons with *HIV/AIDS* are assisted by Hampshire Aids/Care, the River Valley Counseling Center and Tapestry Health. Persons with *alcohol abuse issues* will be

assisted by the new sober home on Maple Avenue created last year with CPA, MassHousing CCRI and private funding. The house is now fully inhabited with 6 formerly homeless men and women committed to sobriety.

The Department of Mental Health added three subsidies in Northampton from a statewide allocation that came on line last year. They were applied to already existing units. No new units of housing for DMH clients are proposed for this coming year.

Western Massachusetts Continuum of Care Reconfiguration

During FY13, the City of Northampton will cease to be the lead agency for the Three County Continuum of Care. The Housing Planner will no longer serve as the Continuum representative on the Western Mass. Regional Network Leadership Council, Steering Committee, Management Team, Governance Committee or as staff to the Western Mass. Inter-Agency Council on Housing and Homelessness.

The City of Northampton's Community and Economic Development Office will be deconstructed. The Housing Planner and Administrative Assistant will report to the Mayor directly. Due to staff transitions and resource challenges, the once 4 person office is now comprised of two people. The focus of the remaining 2 people will be the administration of the CDBG Program. The Mayor will hire a new person to do the economic development work. There is currently a regional dialogue underway to identify an entity to take on the administration of the McKinney grant and Continuum facilitation.

The Housing Planner/CDBG Administrator will continue to:

- facilitate the Next Step meetings which are the monthly gatherings of local housing and homeless service providers to coordinate area services, identify and address service system gaps
- provide staff support to the Northampton Housing Partnership and guide the implementation of the Housing Needs Assessment and Strategic Plan
- coordinate the Downtown Resources Work Group; monthly gathering of business improvement district reps, social service providers, police officers and the City
- conduct focus groups needed for community input around community development, affordable housing and fair housing issues

Activities to Overcome Barriers to Affordable Housing (91.220 j)

During Year 29, the Housing Partnership will work closely with the Office of Planning and Development to develop recommendations on zoning changes that will facilitate the

preservation and creation of affordable housing units. The Housing Partnership will continue to implement recommendations in the Housing Needs Assessment/Strategic Housing Plan. The Community Preservation Committee awarded the funding to the Partnership to create the plan, so they can use it to guide CPA funding decisions. The Planning Board is also benefitting from having a document that clearly articulates housing needs in the community and possible zoning revisions to encourage unit preservation and new creation. This will enhance the City's overall coordination with regard to housing policy and program support.

Contained within the Strategic Housing Plan are several regulatory recommendations the Housing Partnership, CEDO and Planning Office will continue to pursue to encourage the creation of affordable housing. Some of those action items suggested are:

- Adopt inclusionary zoning
- Ease restrictions on city and village center development
- Promote mixed use development in more locations
- Revise Cluster Zoning Provisions
- Modify Accessory Apartment requirements
- Revise Parking requirements
- Explore form based zoning
- Establish a new mixed use innovations zone
- Fund small infill development
- Recapitalize the Trust Fund
- Make suitable public property available for development

The City will continue to work closely with the Northampton Housing Authority to improve accessibility to housing opportunities. Through the Housing Partnership, a fact sheet was created for Housing Authority dissemination to formerly homeless applicants. It is often difficult for formerly homeless to provide all the required documentation for a Housing Authority application (i.e. 5 years of recent rental history). By bringing the Housing Authority Director together with local homeless advocates, a sheet was created that informs the applicant that they can be assisted at ServiceNet's Drop In Center (and includes a map). This will reduce the number of rejections based on incomplete applications and result in more formerly homeless securing permanent affordable housing. The NHA has also hired bi-lingual personnel and efforts continue to create tenancy documents in other languages.

Fair Housing

The City will contract with the Mass. Fair Housing Center for education and outreach workshops, complaint processing and for updating the Impediments to Fair Housing Analysis. CDBG funding will be used for those activities as well as the plan update. A

focus group is planned for late May 2012. A comprehensive update will be completed by June 30, 2012 for July 1 implementation.

On-going consultation will occur with housing and homeless service providers through the Next Step Collaborative and Three County Continuum of Care (in the new configuration) to address any barriers that may be identified throughout the year.

Annual HIV/AIDS Housing and HOPWA Goals (91.220(1)(3))

During Program Year 29, AidsCare of Hampshire County will continue providing 10 rental subsidies to households affected with HIV/Aids. Case management services, including housing search, homelessness prevention, life skills training and advocacy will be provided to those households. An application was made to the HUD McKinney Program in 2011, as the number one bonus project. The funding award for 10 additional housing subsidies has been approved and will begin July 1, 2012. The case management component will also be enhanced with this funding award.

Discharge Policy (91.225(c)(10))

The City will support the Three County Continuum of Care protocols to prevent people from being discharged from public and private institutions directly into homelessness. Additionally, the Massachusetts Operational Services Division has developed discharge planning specification language in its human services RFPs to ensure consistency in discharge planning for state funded agencies in order to establish an effective discharge policy in the service system statewide. The language aims to ensure consistency in discharge planning among vendors. Massachusetts has an on-going practice of evaluating its policies to prevent discharge from institutions and health care facilities that result in homelessness.

Monitoring (91.230)

The Community and Economic Development Office (CEDO) will monitor and measure the success of annual activities against the goals identified in the Consolidated Plan. Progress on the ConPlan needs and strategies will be evaluated on an annual basis to determine if changes are required to plan priorities and strategies. Performance of annual activities will be evaluated against the target outcomes identified in the sub-recipient agreements. CEDO will conduct on-site monitoring visits to sub-recipients on a regular rotating basis. In addition all sub-recipients will provide quarterly and annual reports which will be reviewed and entered into the IDIS reporting system. Any problems identified by sub-recipients or by CEDO staff will be address on a quarterly basis. Expenditures will be monitored and evaluated quarterly.

